



SITE ADDRESS: 601 E. 4th St.

Office Use Only:

DATE SUBMITTED: 4/23/19

HEARING DATE: 5/29/19

PLACARD: YES

FEE: 500⁰⁰

ZONING CLASSIFICATION: CL

LOT SIZE: 80' x 40' / .0826 ac.

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,
10 E. CHURCH STREET, BETHLEHEM, PA 18018**

1. Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM the 4th Wednesday of the month. The hearing will be held the 4th Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- Appeal of the determination of the Zoning Officer
- Appeal from an Enforcement Notice dated _____
- Variance from the City of Bethlehem Zoning Ordinance
- Special Exception permitted under the City Zoning Ordinance
- Other: _____

SECTION 1

APPLICANT:	601 E 4th St, LLC
Name	
Address	128-130 W. 4th St.
	Bethlehem PA 18015
Phone:	Bruce Campbell [REDACTED]
Email:	[REDACTED]
OWNER (if different from Applicant): Note. If Applicant is NOT the owner, attach written	

authorization from the owner of the property when this application is filed.	
Name	Thomas R. Steifel, Jr.
Address	601-603 E. 4th St.
	Bethlehem PA 18015
Phone:	
Email:	
ATTORNEY (if applicable):	
Name	Joseph J. Piperato, III
Address	3894 Courtney Street, Suite 105
	Bethlehem PA 18017
Phone:	[REDACTED]
Email:	[REDACTED]

SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

SECTION 3.

THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
1319.01(a)(31)	See Exhibit "A"		
1319.02(b)(2)			
1319.02(b)(6)(b)			

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

Section 1319.01(a)(31) requires 1 off street parking space for every 2 employees and 1 space for every 4 persons

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: Section 13.19.02(b)(2) and 1319.02(b)(6)(2) permits the

Zoning Board to grant a Special Exception to reduce or modify off street parking spaces

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b):

NARRATIVE See Exhibit "A"

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

601 E 4th St LLC

BY: 

Applicant's Signature

BRUCE CAMPBELL, Member

4/27/19
Date



Property owner's Signature

THOMAS R. STEIFEL, JR.

Date

Received by

Date

NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.

EXHIBIT "A"

The Property contains an existing tavern/restaurant as well as a detached 2 bedroom apartment. The tavern/restaurant is a permitted use in the CL Zoning District.

Applicant desires to raze the existing apartment and to construct an attached covered deck to be used in conjunction with the tavern/restaurant.

Pursuant to Section 1319.03(a), no additional off street parking would be required in the event Applicant did not change or alter the structure or use. Applicant desires to remove the apartment (2 parking spaces) and construct a covered deck attached to the tavern/restaurant. The covered deck is proposed to contain a bar with 20 seats and 7 additional tables of 4 seats each. The total additional seating capacity is proposed to be 48 seats. Applicant proposes two (2) additional employees for the covered portion of the bar/restaurant resulting in a requirement of 13 parking spaces. However, Applicant is entitled to a credit of 2 spaces for removing the apartment use resulting in a requirement of ten (11) off street parking spaces.

Applicant requests a variance from Section 1319.01(a)(31) of the Ordinance to reduce the required off street parking spaces from eleven (11) to zero.

In the alternative, Applicant requests a Special Exception pursuant to Sections 1319.02(3)(2) or 1315.02(b)(6)(b) of the Ordinance to reduce and/or modify the off street parking spaces to zero for the additional covered deck seating.

Applicant submits that most of its patrons will arrive by walking from the surrounding neighborhood.

EXHIBIT "A"

The Property contains an existing tavern/restaurant as well as a detached 2 bedroom apartment. The tavern/restaurant is a permitted use in the CL Zoning District.

Applicant desires to raze the existing apartment and to construct an attached covered deck to be used in conjunction with the tavern/restaurant.

Pursuant to Section 1319.03(a), no additional off-street parking would be required in the event Applicant did not change or alter the structure or use. Applicant desires to remove the apartment (2 parking spaces) and construct a seasonal unenclosed outdoor covered deck attached to the tavern/restaurant. The covered deck is proposed to contain a bar with 20 seats and 7 additional tables of 4 seats each. The total additional seating capacity is proposed to be 48 seats. Pursuant to Section 1319.02(b)(4) of the Ordinance, seats for up to 20 persons in a seasonal unenclosed outdoor seating for a restaurant may be added without requiring additional off-street parking. Therefore, Applicant is required to provide off-street parking for 28 seats and 2 employees resulting in ten (10) off-street parking spaces. However, Applicant is entitled to a credit of 2 spaces for removing the apartment use resulting in a requirement of eight (8) off street parking spaces.

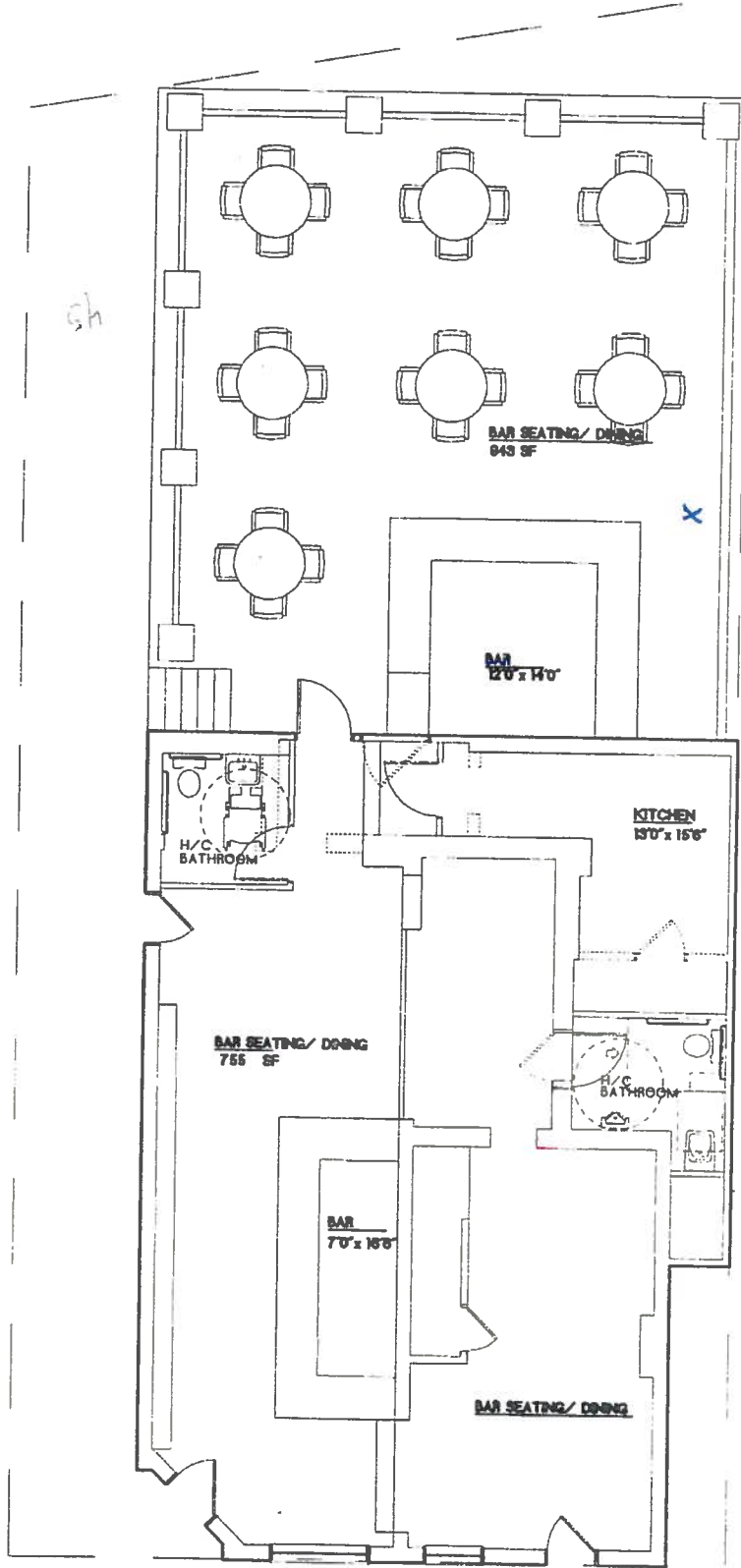
Applicant requests a variance from Section 1319.01(a)(31) of the Ordinance to reduce the required off street parking spaces from eight (8) to zero.

In the alternative, Applicant requests a Special Exception pursuant to Sections 1319.02(3)(2) or 1315.02(b)(6)(b) of the Ordinance to reduce and/or modify the off-street parking spaces to zero for the additional covered deck seating.

Applicant submits that most of its patrons will arrive by walking from the surrounding neighborhood.

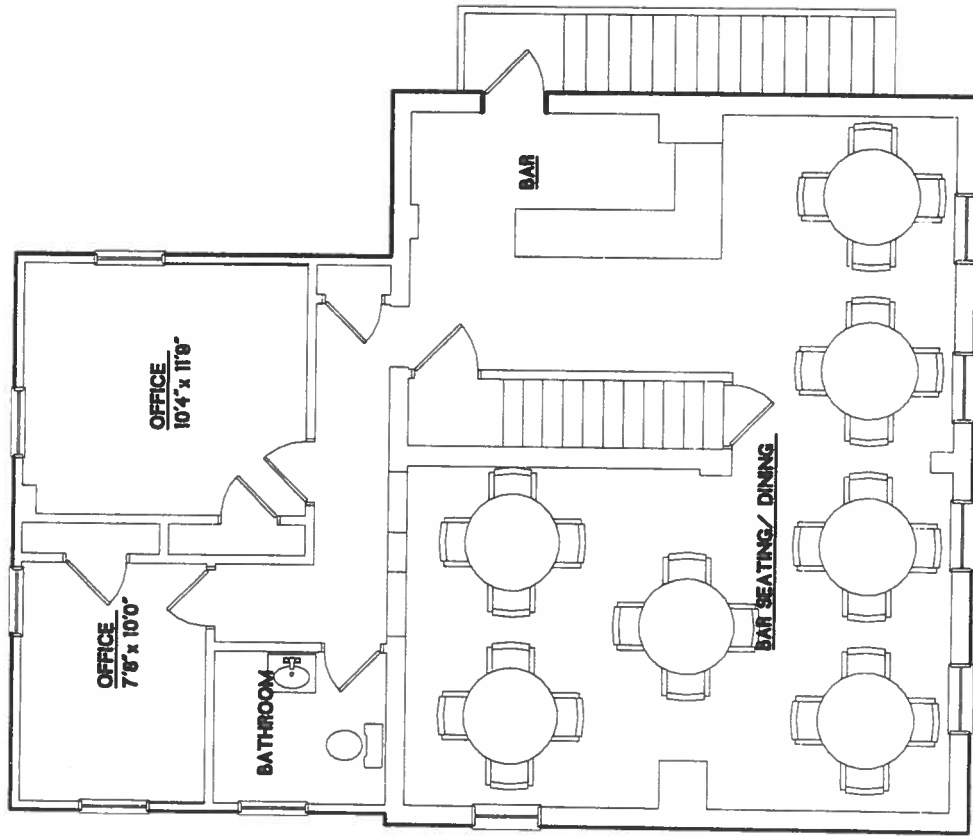
Bruce Campbell 610-509-0422

BCampbell891@gmail.com



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"
FIRST FLOOR TOTAL SF = 1310 SF

DE A
DANIEL
EBNER
ARCHITECTS PLANNERS



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 SECOND FLOOR TOTAL SF = 1008 SF

DEA
 DANIEL
 E. B. N. E. R.
 ARCHITECTS PLANNERS

CODE SUMMARY

2015 IEBC, 2015 IBC, 2015 UCC

ADDRESS	601 E 4TH STREET BETHLEHEM PA 18015		
BUILDING:	PROPOSED USE		
USE GROUP	GROUP A-2	ASSEMBLY	(TAVERNS & BARS)

TOTAL BUILDING AREA

EXISTING FIRST FLOOR	EXISTING SECOND FLOOR	PROPOSED OUTDOOR SEATING/BAR	TOTAL NEW + EXISTING
1316 SF	1008 SF	943 SF	3267 SF

CONSTRUCTION TYPE:

TYPE VB

OCCUPANCY LOAD: (TABLE 1003.2.2.2)

USE	AREA	AREA ALLOWANCE PER OCCUPANCY	ALLOWABLE OCCUPANCY
INDOOR BAR SEATING/BAR (1ST FL)	755 SF	15 NET	50
INDOOR BAR SEATING/BAR (2ND FL)	516 SF	15 NET	34
OUTDOOR BAR SEATING/ BAR	763 SF	15 NET	50
OFFICES	220 SF	100 GROSS	2
KITCHEN	152 SF	200 GROSS	1
TOTAL			137

EGRESS REQUIREMENTS

AREA -FIRST FLOOR, SECOND FLOOR, EXTERIOR BAR SEATING

REQUIRED EXITS REQUIRED

FIRST FLOOR	2
FIRST FLOOR- OUT DOOR	2
SECOND FLOOR	1

PROPOSED

FIRST FLOOR	4
FIRST FLOOR- OUT DOOR	2
SECOND FLOOR	2

EXISTING CONSTRUCTION

BRICK, CONCRETE, WOOD FRAME

PROPOSED

SPRINKLERS	NO
HEATING SYSTEM	NEW
PLUMBING SYSTEM	EXISTING TO REMAIN
ELECTRICAL SYSTEM	EXISTING TO REMAIN
LIFE SAFTY SYSTEM	NO

PLUMBING REQUIREMENTS

REQUIREMENTS	PROPOSED		
A2 OCCUPANCY	WATER CLOSETS	LAVATORIES	SERVICE SINK
WC 1 PER 40 MALE	2		1
WC 1 PER 40 FEMALE	2		
LAV 1 PER 75 MALE		1	
LAV 1 PER 75 FEMALE		2	
1 SERVICE SINK			
137/2= 68.5	68.5/40= 1.7 = 2 EACH SEX		





DEA
DANIEL EBNER
ARCHITECTS
ALLENTOWN, PA

DANIEL EBNER ARCHITECTS
427 W. WALNUT STREET
ALLENTOWN, PA 18102
610.821.0713
INFO@DANIELEBNERARCHITECTS.COM

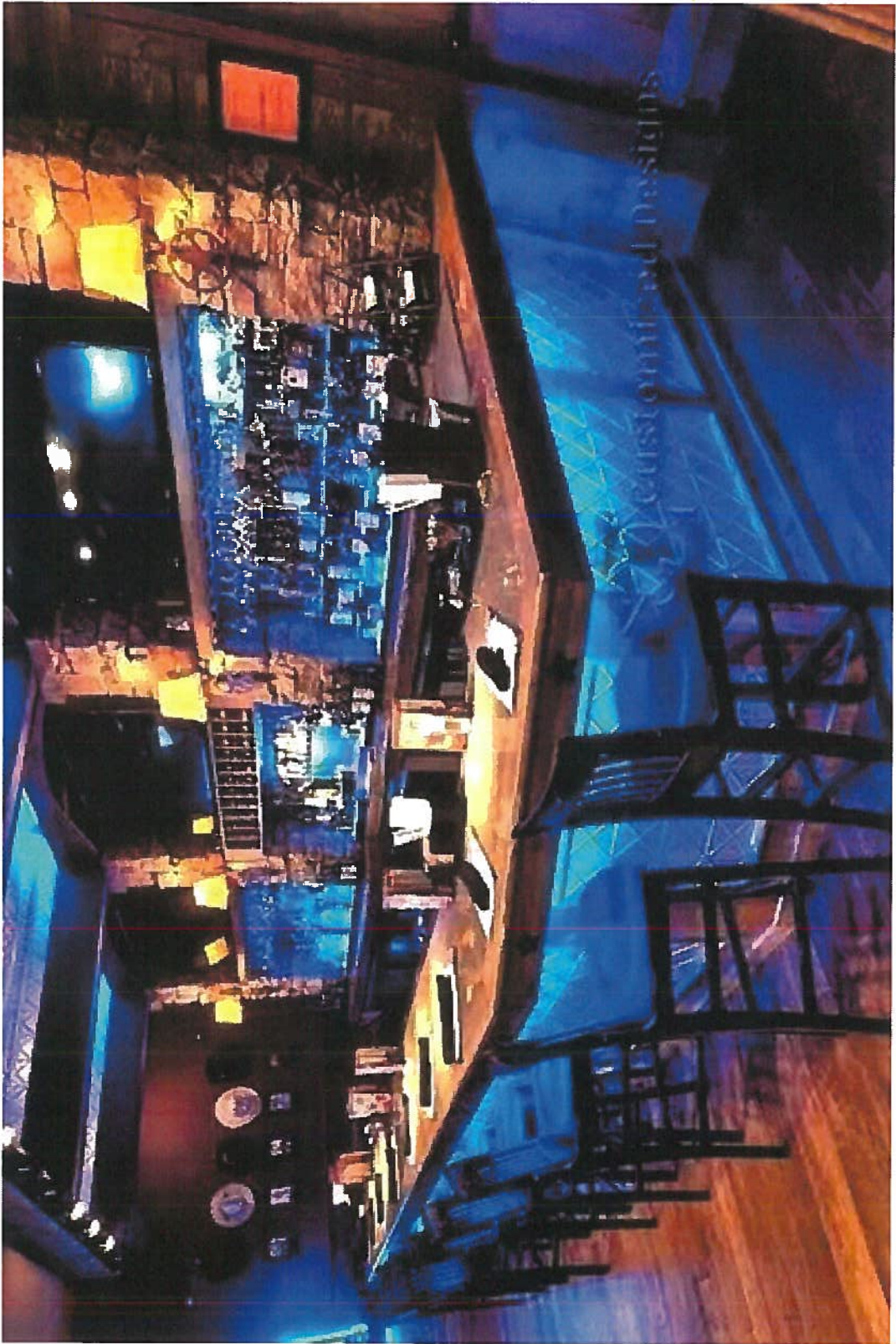
2019.12 - HAPPY TAP



DEA
DANIEL EBNER
ARCHITECTS
ALLENTOWN, PA

DANIEL EBNER ARCHITECTS
427 W. WALNUT STREET
ALLENTOWN, PA 18102
610.821.0713
INFO@DANIELEBNERARCHITECTS.COM

2019.12 - HAPPY TAP



EVANS ST.

OPEN
DECK

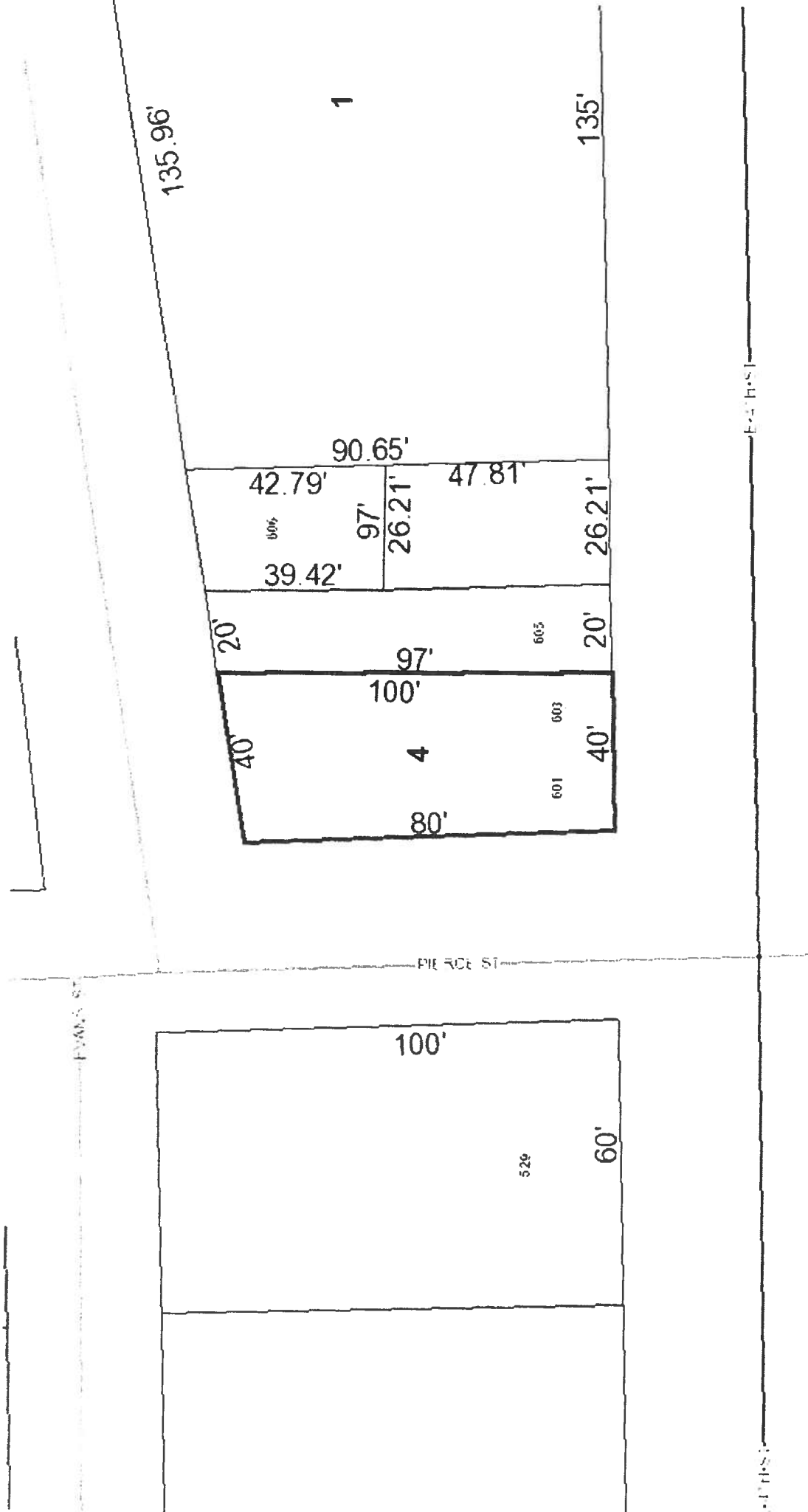
COVERED
BAR

601 E 4th

E 4th ST.

PIERCE ST.

CANTELLI
HARDWARE



135.96'

1

135'

90.65'

42.79'

47.81'

39.42'

26.21'

26.21'

20'

97'

605

20'

40'

100'

603

40'

4

80'

601

PIERCE ST

EVANS ST

100'

529

60'

EVANS ST

EVANS ST